

CAMP ROBERTS REAL PROPERTY DEVELOPMENT PLAN LONG-RANGE COMPONENT

LONG-RANGE DEVELOPMENT PLAN

INTRODUCTION

The Long-Range Development Plan (LRDP) for Camp Roberts documents the ultimate vision of the installation. The LRDP presents the proposed land use, circulation, and future development plan concepts in a concise and integrated manner in order to outline a “road map” to guide the future development of Camp Roberts. The LRDP contains all elements needed to manage real property assets and achieve the stated goals and objectives documented within the Long-Range Component (LRC). The LRDP documents the rationale for development decisions and discusses the necessary implementation actions to achieve the long-range vision for Camp Roberts in terms of land management actions and capital improvements project definitions, phases, and siting decisions.

DEVELOPMENT OBJECTIVES

The development objectives for the long-range development plan include the following:

- Reconstruct Maneuver Training Center (MTC) Camp Roberts to provide a modern major training area that supports CAARNG training objectives. Target facility programming and land use planning to provide needed capabilities to support enhanced brigade training in conformance with applicable training doctrine.
- Reinforce the major functional complexes: mobilization and training equipment site (MATES), airfield, Directorate of Logistics (DOL), fueling / staging, vehicle maintenance, post headquarters, conference center / chargeable billeting, armory, Regional Training Site – Maintenance (RTS-M), battalion blocks, community support facilities, outdoor recreation, etc.
- Consolidate the Camp Roberts installation within San Luis Obispo County. The annexation / de-annexation action shall be pursued by political means in order to remove Camp Roberts from Monterey County.
- Redevelop the installation in a phased program utilizing the battalion block increments as the anchor facilities for the future.
- Continue the phased facility reduction program to reduce real property operations and maintenance (RPOM) expenditures and clear needed sites for new capital construction projects.
- Create well-defined campuses, or core complexes, that concentrate like functions and create vitality for the installation proper.
- Differentiate the flow of vehicles, supplies, and units that occur during the training cycle. Reinforce the cycle by creating an appropriate functional arrangement of roads, parking and staging areas, support complexes, and training site facilities.

- Create an installation development pattern and facility complexes that take advantage of synergy between like functions and allow the installation to market its capabilities more effectively.
- Continue to develop the installation in an environmentally sensitive manner.
- Create and reinforce a coherent, high-quality professional image for the Camp Roberts installation using the Installation Design Guide (IDG) themes and design standards.
- Implement the battalion block training support concept throughout the Camp Roberts cantonment in order to support the projected training population at the installation.
- Maintain the current development pattern to minimize disruption to the existing road and infrastructure distribution, and minimize infrastructure investments until a comprehensive redevelopment scheme is feasible.
- Create a well-defined density and grain for future development by defining an urban design concept for the training area, creating a parade ground in the center of the cantonment, and preserving areas for open space, recreation, and future development.
- Reinforce a circulation hierarchy by locating intensive uses next to the major roads on site.
- Define a positive image for the installation by locating public uses on visible sites and locating service and production areas away from public areas.
- Preserve open spaces and drainage corridors throughout the cantonment by clustering development, siting the battalion blocks away from environmentally sensitive areas, and reserving portions of the cantonment as open space.
- Provide a balanced development pattern that clusters support services, recreation facilities, housing, administration, dining, supply, and training in proximate locations.
- Construct adequate billeting at all training facilities at an identified capacity adequate to support projected student load and training site capacities.
- Replace support facilities as needed to support assigned units and training troop strength.

LONG-RANGE DEVELOPMENT CONCEPT

OVERALL. The following overall recommendations are made by the RPDP:

Consolidate the installation real estate within the jurisdiction of San Luis Obispo County.

Develop the installation consistent with the recommendations contained within the IDG.

Phase in the construction of the battalion blocks in San Luis Obispo County prior to construction in Monterey County, should the annexation action be delayed or cancelled.

Leave the hill overlooking the DOL complex and the organizational maintenance shop (OMS) vacant to accommodate future expansion and a “third campus.”

Identify buildings that are suitable for renovation and conversion to new uses.

Develop a water-treatment plant capability.

Extend utilities in association with new construction.

Align the proposed infrastructure within designated “rights-of-way” that are coterminous with new streets. Locate new utilities within said “rights-of-way” in order to manage, maintain, and protect infrastructure. Install the proposed infrastructure and maintain in a manner consistent with private sector best practice in order to enable utility privatization to occur at an appropriate time in the future.

Ensure that newly constructed buildings have “smart building” technology.

MAIN CANTONMENT. Overall recommendations are as follows:

Redevelop the Camp Roberts installation using the modular battalion blocks to provide training site facilities including: billets, barracks, unit headquarters, dining, unit support, and motor pool functions

Renovate the wastewater treatment plant (WWTP).

Design the circulation system within the new battalion blocks as a nested loop system. The outer loop would service mostly tactical vehicle movement and service functions. The inner loop would provide access to the battalion block headquarter, billets, barracks, and dining facilities. The circulation concept proposes to segregate different types of traffic to reduce traffic conflicts and direct intensive traffic, such as convoys, to areas of the installation that can support their parking requirements.

Relocate the Troop Medical Clinic (TMC), helipad, and fire station to a new site near the front gate.

Develop the parade field with common-use facilities, such as a fitness course, multipurpose playing fields, a track, ball field, and obstacle course.

Create a second core in the southern end of the current parade field by construction of a brigade and unit headquarters core.

Centralize community and installation support facilities adjacent to the main gate and the existing ball field to reinforce an installation support core near the main gate that includes the proposed education center, maneuver training center (MTC), armory, physical fitness center, billeting office, visitors center / security office, troop medical clinic, and fire station.

Construct a new post headquarters and emergency operations center.

Locate chargeable billeting units near the post headquarters / emergency operations center facility and the consolidated open mess (conference center) to create a marketable complex for training area customers.

Renovate the conference center / consolidated mess facility (building 113) to complement the new post headquarters complex and the proposed chargeable billets.

Redevelop the mobilization unit inprocessing center / soldier readiness processing center (MUIC / SRPC) at its current site north of the post headquarters complex.

Locate the new MTC armory in the centralized cantonment core.

Set aside sufficient area to support the expansion of the RTS-M campus. The expansion will include warehousing, billeting, and dining facilities.

Locate the OMS with the logistics and PW complex in the industrial area.

Collocate public works shops and DOL in the industrial area.

Relocate the fuel point to a site on Washington Street adjacent to the vehicle staging area, tank trails, and the service loop to refine the circulation pattern.

Construct a new wash rack for tracked vehicles.

Designate a tactical training and bivouac area north of the cantonment that is wired for unit support and simulation technology.

Utilize the 7000 area as an environmental restoration area.

Identify the 1000 and 2000 blocks as a potential tent city to aid in the mobilization of additional troops.

Construct new barracks to support the SATCOMSTA requirements.

EAST GARRISON. Overall recommendations are as follows:

Develop a long-range plan dealing with water-treatment issues.

Expand the MATES complex to consolidate wheeled and tracked vehicles, develop a controlled humidity preservation (CHP) storage capability, and expand the paved organizational vehicle parking area.

Redevelop the Camp Roberts Airfield with a comprehensive series of new facilities and airfield pavements. Plan a single-battalion block at the East Garrison near the airfield. In addition, provide aviation-related training capabilities.

Construct an all-weather crossing of the Salinas River to provide access for the Camp Roberts MATES to the main maneuver areas.

CAPITAL INVESTMENT STRATEGY (CIS)

The long-range development of Camp Roberts is based upon two timeframes: short term as specified within the Program Objectives Memorandum (POM) cycle and extending from fiscal year FY05; and the long-range future development of the installation that extends the implementation timeline to approximately 25 years hence. Both the POM cycle and the long-range development plan recommendations are based on an evaluation of current installation capabilities and the improvements that are needed to create or enhance future installation capabilities. In the case of Camp Roberts, the installation is the premier training installation available to the CAARNG for annual training and maneuver training. The LRDP is focused on implementing a future development plan concept that enhances the use and marketability of Camp Roberts as a MTC for both the National Guard and for other customers.

Installation capabilities are defined by mission-capable, adequate facilities within their economic lifespan that can support future missions and force structure including tenant organizations. Facility capability is defined for both training facilities and training support / installation support facilities that create a synergy leading to a highly capable installation. Developable real estate, infrastructure capacity and condition, the quantity and condition of ranges, and availability of training areas for maneuver and field exercises are other factors that define the long-term installation capabilities.

The Camp Roberts RPDP emphasizes facility programming, as opposed to training areas and range capabilities. These were discussed in the *California Army National Guard Range and Training Land Program Range Development Plan*. The Camp Roberts RPDP will focus on the developed portions of the installation within the main cantonment and the East Garrison. The proposed land use, circulation, and future development plan concepts will address the pertinent aspects of future installation capabilities that are closely associated with the built environment and facility-specific capabilities. The CIS section will summarize the facility capability shortfalls, facility dispositions, implementation alternatives, and the recommended long-range development alternative.

Short-term facility shortfalls determined by the Tabulation of Existing and Required Facilities (TAB), stipulated facility dispositions (demolitions, renovations, et al.), and the programmed capital improvements specified within the Short-Range Component (SRC) define the near-term future for Camp Roberts. The short-range planning and construction actions form a foundation of capabilities for the long-range development plan concept.

The long-range development concept is based on the strategic vision of Camp Roberts as a modern, capable training installation that is able to support its CAARNG missions and provide facilities to potential customers and the local community. The Camp Roberts vision re-invents the idea of the traditional major training area to include innovative concepts of best practice, marketability, public-private partnerships, and privatization initiatives.

A review of facility allowances and requirements defines a baseline for future development planning and project programming. The LRDP must accommodate mission critical projects and non-facility projects in order to promote the long-range strategic future for the installation. Therefore, the capital improvements increments and phasing form important determinants for the direction of the master plan.

PRIMARY FACILITIES REQUIREMENTS SUMMARY (PFRS)

The PFRS provides an overview of those facility types that are critical to helping MTC Camp Roberts meet its mission requirements. The Camp Roberts Real Property Master Plan is focused on developing strategic plans for the acquisition and life-cycle management of these facility types. The PFRS is organized by facility type and facility category code as shown in Table 1. The PFRS provides a breakdown of the existing assets, calculated allowances, and requirements for each of the primary facilities by location. This information is then summarized by facility type to provide the statewide results.

The PFRS report is generated by the Camp Roberts VISION 2000 TAB™ based on the approved Stationing Plan and facilities planning criteria as documented in National Guard (NG) Pamphlet (PAM) 415-12, *Army National Guard Facility Allowances*.

Table 1
PRIMARY FACILITIES REQUIREMENTS SUMMARY

Category Code	Description	Existing Permanent Assets	Requirement	Balance
11111	FW Runway Unsurfaced	27,333 SY	27,333 SY	0 SY
11120	RW Runway Surfaced	32,615 SY	32,615 SY	0 SY
11320	RW Parking Apron	13,200 SY	118,628 SY	-105,428 SY
13120	Communications Center	0 SF	6,500 SF	-6,500 SF
13131	Information Processing Center	186 SF	186 SF	0 SF
14110	Airfield Operations Building	34 SF	34 SF	0 SF
14129	Training Aids Support Center	28,300 SF	24,400 SF	+3,900 SF
14133	Central Issue / Breakdown Building	0 SF	41,580 SF	-41,580 SF
14161	Emergency Operations Center	0 SF	4,784 SF	-4,784 SF
14182	Brigade Headquarters Building	2,284 SF	26,250 SF	-23,966 SF
14183	Battalion Headquarters Building	0 SF	41,250 SF	-41,520 SF
14185	Company Headquarters Building	5,100 SF	104,974 SF	-99,874 SF
17120	General Instruction Facilities	23,548 SF	42,440 SF	-18,892 SF
17180	ARNG ¹ Armory	0 SF	30,610 SF	-30,610 SF
21110	AC Maintenance Hangar (AASF) ²	0 SF	57,900 SF	-57,900 SF
21407	Organizational Maintenance Shop (OMS)	105,244 SF	18,600 SF	+86,644 SF
21410	Vehicle Maintenance Shop	TBD	TBD	TBD
21835	MATES ³	0 SF	101,600 SF	-101,600 SF
21470	Oil Storage Building	801 SF	801 SF	0 SF
21412	Maintenance Storage	0 SF	20,800 SF	-20,800 SF
21882	General Interim Repair DOL	TBD	TBD	TBD
21885	Maintenance General Purpose	TBD	TBD	TBD
21910	Engineer / Housing Maintenance	0 SF	13,650 SF	-13,650 SF
44220	Warehousing	36,742 SF	37,053 SF	-311 SF
44228	Hazardous Material Storage Building	TBD	TBD	TBD
44240	Flammable Material Storage Building	312 SF	312 SF	0 SF
44262	Motor Vehicle Storage Buildings	6,400 SF	0 SF	+6,400 SF
		711 SY	0 SY	+711 SY
45210	Open Storage	528,214 SY	528,214 SY	0 SY
55010	Health Clinic	7,310 SF	9,200 SF	-1,882 SF
61050	Administration General Purpose	17,515 SF	34,020 SF	-16,505 SF
72111	Enlisted UPH	0 SF	99,160 SF	-99,160 SF
		0 SP	121 SP	-121 SP

Table 1
PRIMARY FACILITIES REQUIREMENTS SUMMARY

Category Code	Description	Existing Permanent Assets	Requirement	Balance
72114	AT Enlisted Barracks	0 SF	562,553 SF	-562,553 SF
		0 SP	5,717 SP	-5,717 SP
72170	UPH Senior NCO	0 SF	239,040 SF	-239,040 SF
		0 SP	1,328 SP	-1,328 SP
72181	Trainee Barracks	0 SF	47,800 SF	-47,800 SF
		0 SP	127 SP	-127 SP
72410	UOQ Military	TBD	TBD	TBD
		TBD	TBD	TBD
72411	UOQ Transient	0 SF	65,790 SF	-65,790 SF
		0 PN	255 PN	-255 PN
72210	Dining Facilities	14,450 SF	217,800 SF	-203,350 SF
		1,250 PN	7,300 PN	-6,050 PN
73010	Fire Station	0 SF	11,400 SF	-11,400 SF
73016	Police / Military Police Station	0 SF	18,460 SF	-18,460 SF
73017	Chapel	7,039 SF	15,310 SF	-8,271 SF
74010	Auditorium	0 SF	17,200 SF	-17,200 SF
74028	Physical Fitness Center	0 SF	27,637 SF	-27,637 SF
74047	Enlisted Open Dining Facility	2,360 SF	0 SF	+2,360 SF
74048	Officer Open Dining Facility	3,212 SF	0 SF	+3,212 SF
74068	Recreation Center	0 SF	27,800 SF	-27,800 SF
75027	Running Track	0 EA	1 EA	-1 EA
75011	Court Area	0 EA	8 EA	-8 EA
75020	Baseball Field	0 EA	1 EA	-1 EA
75021	Softball Field	1 EA	1 EA	0 EA
75022	Multipurpose Athletic Field	0 EA	1 EA	-1 EA
75030	Outdoor Swimming Pool	1 EA	1 EA	0 EA
75050	Outdoor Theater (Soldier's Bowl)	1 EA	1 EA	0 EA
75065	Jogging / Fitness / Bike Trail	0 EA	1 EA	-1 EA
76010	Museum	6,944 SF	6,944 SF	0 SF
85210	Organizational (GOV) ⁵ Parking	135,304 SY	250,685 SY	-115,381 SY
85215	Non-Organizational (POV) ⁶ Parking	0 SY	109,025 SY	-109,025 SY
85216	Non-Organizational (POV) Unsurfaced Parking	32,651 SY	32,651 SY	0 SY
Subtotal Building Area (SF)		261,381 SF	1,973,838 SF	-1,712,457 SF
Subtotal Aircraft Hardstand Area (SY)		73,148 SY	178,576 SY	-105,428 SY
Subtotal Vehicle Hardstand Area (SY)		175,066 SY	392,361 SY	-217,295 SY

¹ Army National Guard
² Army aviation support facility
³ mobilization and training equipment site

⁴ annual training
⁵ government owned vehicle
⁶ privately owned vehicle

SUMMARY OF DEFICIENCIES BY FACILITY CATEGORY GROUP (FCG)

The Summary of Deficiencies (SOD) Report contains facility shortfalls by FCG. All facility requirements not satisfied by existing permanent adequate assets are listed. FCGs are groupings of related facilities identified by specific category code (catcode) based on particular functions. Individual facility shortfalls at the catcode level are contained in the body of the TAB as well as the Installation TAB report. The SOD forms an overview summary of facility deficiencies, which is the basis for further investigations that determine how best to meet facility shortfalls.

Table 2 lists the FCGs that require specific actions, or capital investments, in order to meet mission requirements and to ensure that the Camp Roberts real property requirements are met in the future. The FCGs are analyzed more specifically against capital investment strategies in order to recommend the best strategies for meeting mission requirements.

Table 2
SUMMARY OF DEFICIENCIES BY FACILITY CATEGORY GROUP

FCG	Description	UM	Permanent Assets	Total Requirement	Balance Required
F11320	Parking, Rotary Wing	SY	13,200	118,628	-105,428
F12450	Land Vehicle Fuel Storage	GA	15,000	465,000	-450,000
F13115	Information Systems Facility	SF	186	6,686	-6,500
F14133	Storage Support Facility	SF	0	41,580	-41,580
F14161	EOC / SCIF Facilities	SF	0	4,784	-4,784
F14182	HQ Building, Brigade	SF	2,284	26,250	-23,966
F14183	HQ Building, Battalion	SF	0	41,250	-41,250
F14185	HQ Building, Company	SF	5,100	104,974	-99,874
F17120	General Instruction Building	SF	23,548	42,440	-18,892
		PN	0	120	-120
F17122	Misc. Training Support Facility	SF	9,420	35,670	-26,250
F17140	Training Center-NG / USAR	SF	0	30,610	-30,610
		PN	0	85	-85
F21110	Aircraft Maintenance Facility	SF	0	57,900	-57,900
F21410	Vehicle Maintenance Shop	SF	801	21,601	-20,800
F21885	DOL Vehicle Maintenance	SF	0	101,600	-101,600
F21900	Installation Maintenance / Rep Facility	SF	0	13,650	-13,650
F43200	Installation Cold Storage	SF	34,490	34,588	-98
		CF	48,848	48,848	0
F44210	Enclosed Storage Installation	SF	36,742	37,053	-311
F55000	Dispensary & Clinic	SF	7,318	9,200	-1,882
F60000	Administrative Facility	SF	17,515	34,020	-16,505
		PN	25	210	-185
F72100	UPH, Enlisted Facility	SF	0	99,160	-99,160
		PN	0	121	-121
F72114	Annual Training / MOB Barracks	SF	0	562,553	-562,553
		PN	0	5,717	-5,717
F72170	UPH, Senior NCO Facility	SF	0	239,040	-239,040
		PN	0	1,328	-1,328
F72181	Basic Training Barracks Facility	SF	0	47,800	-47,800

Table 2
SUMMARY OF DEFICIENCIES BY FACILITY CATEGORY GROUP

FCG	Description	UM	Permanent Assets	Total Requirement	Balance Required
		PN	0	127	-127
F72200	UPH Dining Facility	SF	14,450	217,800	-203,350
		PN	1,250	7,300	-6,050
F72400	UPH, Officer Facility	SF	0	65,790	-65,790
		PN	0	255	-255
F73010	Fire And Rescue Facility	SF	0	11,400	-11,400
F73016	Police/MP Stations	SF	0	18,460	-18,460
F73017	Religious Facilities	SF	7,039	15,310	-8,271
		SE	0	260	-260
F74010	Auditoriums, GP	SF	0	17,200	-17,200
		SE	0	1,000	-1,000
F74028	Fitness Facilities	SF	0	27,637	-27,637
F74046	Open Dining Facility	SF	5,572	15,000	-9,428
F74065	Recreational Centers	SF	0	27,800	-27,800
F75000	Misc. Outdoor Rec. Facility	EA	0	1	-1
F75011	Court Areas	EA	0	8	-8
F75020	Baseball Fields	EA	0	1	-1
F75022	Multi Athletic Fields	EA	0	1	-1
F75050	Outdoor Theaters	EA	0	1	-1
F75065	Jog/Fit/Bike Trail	EA	0	1	-1
F85210	Parking-Organization	SY	135,304	250,685	-115,381
F85215	Parking-Nonorganizational	SY	32,651	141,676	-109,025

SUMMARY CIS

The facility deficiencies summarized within the PFRS and the SOD illustrate the types of capability shortfalls that must be addressed via the recommendations contained in the LRDP. A combination of new construction, facility reductions, and selective facility renovations are needed to offset facility requirements and calculated deficiencies. The represented requirements quantify projected capabilities that are needed to ensure installation viability. The allowances and requirements measure the near-term relative capability of the installation and its permanent facilities and serve as a measuring stick for near-term programming decisions.

The purpose of the CIS is to outline a strategy that will enable state and federal decision-makers to allocate the needed resources and investments to Camp Roberts to meet its mission requirements in the future. While the CIS and its recommendations are theoretically focused upon the POM programming cycle that extends over the next six fiscal years (FY99 to FY05), in the case of Camp Roberts, the TAB-generated deficiencies are not likely to be addressed until well into the long-range development plan cycle. Therefore, the TAB forms an important basis for the long-range development of Camp Roberts as well as for real property initiatives undertaken within the POM timeframe.

Generally, the following types of real property actions are analyzed within the CIS:

- Use Non-Permanent Facilities
- Use Permanent Substandard Facilities

- Maintain Status Quo
- Maximize Use of Facilities
- Renovate Existing Substandard Facilities
- Convert Excess Facilities
- Use Nearby Department of Defense (DOD) Facilities
- Lease Off-Post Facilities
- New Construction
- Restationing Actions
- Other Business Practices
- Other

Table 3
SUMMARY CIS PROGRAMS BY FACILITY CATEGORY GROUP (FCG)

FCG	Description	UM	Balance Required	Recommended CIS Programs
				1. Use Non-Permanent Facilities 2. Use Permanent Substandard Facilities 3. Maintain Status Quo 4. Maximize Use of Facilities 5. Renovate Existing Substandard Facilities 6. Convert Excess Facilities 7. Use Nearby DoD Facilities 8. Lease Off-Post Facilities 9. New Construction 10. Restationing Actions 11. Other Business Practices 12. Other
F11320	Parking, Rotary Wing	SY	-105,428	4, 9
F12450	Land Vehicle Fuel storage	GA	-450,000	4, 9
F13115	Info Systems Facility	SF	-6,500	9
F14133	Storage Support Facility	SF	-41,580	9
F14161	EOC / SCIF Facilities	SF	-4,784	9
F14182	HQ Bldg, Brigade	SF	-23,966	9
F14183	HQ Bldg, Battalion	SF	-41,250	9
F14185	HQ Bldg, Company	SF	-99,874	9
F17120	General Instruction Bldg	SF	-18,892	4, 5, 9
F17122	Misc Training Support Facility	SF	-26,250	9
F17140	Training Center NG / USAR	SF	-30,610	9
F21110	Aircraft Maintenance Facility	SF	-57,900	9
F21410	Vehicle Maintenance Shop	SF	-20,800	9
F21885	DOL Vehicle Maintenance	SF	-101,600	4,5, 9
F21900	Installation Maintenance / Rep Facility	SF	-13,650	9

Table 3
SUMMARY CIS PROGRAMS BY FACILITY CATEGORY GROUP (FCG)

FCG	Description	UM	Balance Required	Recommended CIS Programs
F43200	Installation Cold Storage	SF	-98	4, 5, 9
F44210	Enclosed Storage, Installation	SF	-311	4, 5, 9
F55000	Dispensary & Clinic	SF	-1,882	3, 9
F60000	Administrative Facility	SF	-16,505	4, 5, 9
F72100	UPH, En Facility	SF	-99,160	9
F72114	Annual Training / Mobilization Barracks	SF	-562,553	9
F72170	UPH, Senior NCO Facility	SF	-239,040	9, 11
F72181	Basic Training Barracks Facility	SF	-47,800	9
F72200	UPH Dining Facility	SF	-203,350	9
F72400	UPH, Officer Facility	SF	-65,790	9, 11
F73010	Fire And Rescue Facility	SF	-11,400	9
F73016	Police / MP Stations	SF	-18,460	9
F73017	Religious Facilities	SF	-8,271	5, 9
F74010	Auditoriums, General Purpose	SF	-17,200	6, 9, 11, 12
F74028	Fitness Facilities	SF	-27,637	9, 11, 12
F74046	Open Dining Facility	SF	-9,428	5, 9, 11, 12
F74065	Recreational Centers	SF	-27,800	9, 11, 12
F75000	Misc Outdoor Rec Facility	EA	-1	9, 11, 12
F75011	Court Areas	EA	-8	9, 11, 12
F75020	Baseball Fields	EA	-1	9, 11, 12
F75022	Multi-Athletic Fields	EA	-1	9, 11, 12
F75050	Outdoor Theaters	EA	-1	5
F75065	Jog / Fit / Bike Trail	EA	-1	9
F85210	Parking—Organization	SY	-115,381	4, 5, 6, 9
F85215	Parking—Nonorganizational	SY	-109,025	4, 5, 6, 9

Nearly all FCGs require new construction to meet real property requirements for the long term. The facility deficits at Camp Roberts are too great to allow any combination of reuse and renovation of existing facilities to meet requirements for any individual FCG without compromising capabilities under another facility category.

Housing and community facility FCG requirements may be met through a combination of new construction via traditional funding sources and thorough community participation, nontraditional morale, welfare, and recreation (MWR) funding programs, and other partnerships.

FUTURE OPPORTUNITY AND LAND MANAGEMENT AREAS

The future opportunity sites at Camp Roberts were determined from the analysis of the constraints composite table. The composite ratings were used to identify the sites best suitable for future

development. A total of 18 sites have been identified as potential for future development. The following list describes the possible development within each of the 18 sites.

Table 4
Future Opportunity and Land Management Sites

Site ID	Future Development Opportunities
Site 1	This site is identified for the future development of the convoy staging area. The site would consist of GOV parking and all associated facilities.
Site 2	Currently, this site contains the recycling center. No additional future uses have been identified for this site.
Site 3	This site contains the DOL facilities. Future development will include improved facilities for the DOL operations.
Site 4	The future location of the OMS is located within the western end of this site. No other future uses have been identified.
Site 5	Redeveloped battalion blocks and the proposed brigade headquarters are contained within this site. The site is situated in San Luis Obispo County and should be phased in first.
Site 6	The site is located at the base of the hills and contains the proposed relocated fuel farm.
Site 7	The majority of this site is situated within Monterey County. The redeveloped battalion blocks and recreational facilities are proposed for the site.
Site 8	This site has been reserved for the proposed Tent City for Camp Roberts.
Site 9	This site is considered the core of Camp Roberts cantonment area. Future proposals will locate the community support facilities in the site, such as the armory, education center, billeting office, and recreational and physical fitness facilities.
Site 10	Development of this site consists of improvements to the RTS-M, additional GOV parking, vehicle test track, and the relocation of the fire and security facilities. Vernal pool fairy shrimp, a federally-listed threatened species, were found on this site during the 1998-99 wet season.
Site 11	Improvements to the existing conference center and new administrative offices are proposed for this site.
Site 12	Currently the MUIC / SRPC facilities are located in this site. Future proposals call for improvements to the existing facilities but no relocation. This site is a potential vernal pool fairy shrimp habitat.
Site 13	There is no identified future proposal for this site; however, fairy shrimp have been located here in the past.
Site 14	There are no current facilities or proposed facilities for this site. The site does show excellent potential for redevelopment. Vernal pool fairy shrimp inhabit areas of this site, especially in areas north of building 7120.
Site 15	This site has been proposed to contain a single battalion block to support aviation units using the adjacent airfield. In addition, aviation support facilities, such as a hangar and fueling station, are proposed for the site. Vernal pool fairy shrimp habitats must be identified first.
Site 16	Portions of the proposed battalion block are to be contained within this site. Check for potential fairy shrimp habitats.
Site 17	Currently, the site consists of the airfield. Other than improvements to the existing runway and parking aprons, no other changes are proposed.
Site 18	This site has been designated as the future expansion area for the MATES.

The sites described above as potential development areas are identified on the Future Opportunity and Land Management Sites map.

LAND MANAGEMENT

There are five areas identified as land management areas. Sites designated for land management primarily have to do with the conservation or steward of the site. These sites are designated to promote the Camp Roberts environmental stewardship program through the preservation and restoration of land that can serve as buffers, corridors, mitigation measures, or other environmental preservation uses. The land management sites correspond to the hydrographic features located on the project area. These streams and drainage courses also support sensitive habitats and wetlands, which support special status species found at the camp. Therefore, the conservation of these sites will achieve environmental objectives while simultaneously establishing uses for installation lands not identified for intensive development.

Table 5
Land Management Sites

Site ID	Proposed Management Recommendations
Site A	Currently, this site consists of a natural stream and provides drainage for the main cantonment. The site contains important grasslands for special status species. Future proposals recommend this area be set aside to serve as a conservation area connecting Camp Roberts to the Salinas River and Big Sandy Wildlife Area.
Site B	Active management of the proposed historical battalion block is proposed for this site. Restoration of the existing facilities, relocation of the camp museum, and street and parking improvements are recommended to serve the general public.
Site C	This site is presently undergoing restoration efforts to restore the area to a natural state. Future proposals recommend the extension of the current boundaries to include the streams and natural drainage course to the edge of U.S. Highway 101 right of way.
Site D	The site is a natural stream, which contains oak woodlands and provides drainage for the MATES and airfield facilities. Future proposals recommend this area be set aside as a conservation area.
Site F	The Salinas River, wetlands, and riparian habitat are located in this site. Future recommendations call for this area to be part of the Camp Roberts conservation and land management area.

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Figure 1
Future Opportunity / Land Management Sites

PROPOSED LAND USE PLAN

GENERAL

This section describes the proposed land use plan for Camp Roberts. As discussed earlier in the existing land use, the project area consists of the developed portions of Camp Roberts. The Salinas River divides the project area into two distinct on-site developed districts: the main cantonment and East Garrison. The main cantonment is located to the west of the highway, and the East Garrison is located to the east and is situated on the eastern bank of the Salinas River.

The inevitable need to redevelop the installation in order to remain mission capable and viable into the 21st Century impacts the land use pattern at the installation to a significant degree. The near total redevelopment of Camp Roberts, necessitated by the condition and age of the post's facilities, offers opportunities to reorganize the installation land use pattern and redefine land uses in response to new prerogatives and training requirements.

The overall distribution and pattern of land use designations remain roughly the same. The main cantonment supports the majority of the training area facilities, with major land use districts devoted to logistics, vehicle maintenance, vehicle staging, fuel operations, troop housing, billeting, community support, training support, and installation support. The East Garrison contains two distinct districts: the mobilization and training equipment site (MATES) and the Camp Roberts Army Airfield (AAF).

The chief alterations in the distribution and pattern of land uses are as follows:

- The addition of an area devoted to training / range land uses at the Camp Roberts Airfield in the East Garrison.
- An increase in the main cantonment areas designated as training / range, both for the RTS-M campus and for the annual training battalion blocks.
- An installation community facilities and support core reinforced near the main gate through designation as a consolidated land use district.
- A central open space district provides a continuous greenbelt through the training area, houses outdoor recreational facilities, and provides open areas for unit training.
- The fuel point and staging area consolidation is formalized by designation as an operations area.
- The organizational maintenance shop activity is consolidated in a district that is functional and properly located in relation to the logistics function, training facilities, and staging area.
- A corresponding decrease in the main cantonment open space, especially in the central parade ground portion of the cantonment.
- Logistics land use districts are consolidated.

- Maintenance activities are located in districts that are adjacent or close to the logistics districts.
- The land use areas dedicated to the MATES function are consolidated in the East Garrison.
- Airfield safety clearances are protected by a restricted open space designation.
- The amount of functional open space is increased on the main cantonment.
- The land use plan emphasizes the preservation of active and passive open space to achieve design and environmental stewardship objectives.
- Future development reserves are set aside for training facilities that may be needed in the future.
- Open space designations are used to protect and reserve environmentally sensitive areas, such as the Salinas River floodplain, wetland and riparian habitat, drainages, and environmental restoration areas.

The land use plan provides adequate area within each land use district for anticipated installation facilities and project sites, while promoting a functional relationship between like land uses. The proposed land use pattern is coordinated with the recommendations contained within the Installation Design Guide (IDG) to provide land uses in an appropriate configuration to achieve installation wide design objectives.

The proposed land use is tied closely to the future development plan (FDP) project sites. The relationship between proposed facilities and the land use plan is important, as the redevelopment of Camp Roberts requires the creation of new land use anchors associated with the proposed land use districts.

The proposed land use ties closely with the circulation improvements proposed in the circulation plan to match road capacity to the land uses serviced by a given road segment.

The proposed land use plan promotes the idea of core developments or campuses discussed in the IDG. Three such core campuses are designated in the RPDP: the installation support core at the main gate, the brigade headquarters located at the current fuel point location, and the third campus on the hill west of the DOL complex, which is reserved for future training facilities.

The proposed land use pattern complements the traditional Beaux-Arts cantonment by preserving the essential features of the historic cantonment while allowing the development of modern facilities in an orderly manner.

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Figure 2
Proposed Land Use

MAIN CANTONMENT

The main cantonment represents the largest developed portion of Camp Roberts. The land use plan continues to reinforce and emphasize the main cantonment as the chief concentration of mission capabilities at the installation. The main cantonment will continue to support the majority of the land area designated as training / range (facilities oriented). The main cantonment will continue to support the major logistics, installation support, administrative, medical, community support, and troop housing complexes. The proposed land use for the main cantonment is focused upon consolidation of like functions into compatible districts, while promoting a sense of place based on the distribution of functions. The majority of the land use designations at the main cantonment are designated within the training / range and logistics categories. An increase in open space is realized through the comprehensive reduction of facilities no longer needed to support the installation mission. The vacant land is designated as open space or set aside in development reserves for future unanticipated mission requirements.

EAST GARRISON

The East Garrison is located on the eastern edge of the Salinas River. This portion of Camp Roberts is less developed than the main cantonment and contains only a few land use designations. The largest land use on the East Garrison consists of airfield operations, which contain a landing strip, aircraft maintenance building, a ready building, an aviation operations building / control tower, and a fire station. The Mobilization and Training Equipment Site (MATES) is situated on the northern edge of the East Garrison. It is necessary to resolve the wastewater treatment issues of the East Garrison.

The East Garrison proposed land use pattern reinforces the existing functional districts. In addition, the proposed land use plan adds a training / range land use district east of the airfield to support a proposed battalion block (training facility).

PROPOSED LAND USES

The proposed Camp Roberts land use pattern is well-defined and functional. The proposed land uses are closely identified with specific functional complexes and organizations, as well as forming an overall matrix of installation functionality. The discussion following outlines the individual land use designations.

Administration. The proposed administrative land uses consist of the post headquarters and the billeting office near the main gate. These land use districts are essentially unchanged from their existing locations and extents.

Airfield d. The Camp Roberts Army Airfield (AAF) is located at the southern end of the East Garrison and to the south of the MATES complex. The proposed land use designates the Camp Roberts AAF as an airfield land use. The designation extends beyond the actual airfield to reserve needed airfield clearances and to allow expansion of the facilities as mission requirements demand.

A new airfield designation is located at the northern end of the main cantonment, directly west of Highway 101, to accommodate a helipad.

Community Facilities. The community facility designations are located in proximity to the main gate. Other community facilities are located uphill from the main cantonment, close to the post headquarters. The consolidated mess and the Soldiers Bowl are two separate community facilities districts that are located at their current locations. The proposed community facilities districts are expanded to accommodate relocated functions, such as the fire station, police / MP station, a visitors center, and the proposed historic district located south of the main gate. The community facilities also include numerous for-profit commercial activities managed by the Army Air Force Exchange Service (AAFES). These activities include many service and retail sales types of facilities. The AAFES facilities are grouped near the main gate and are clustered west of Arizona Avenue.

Industrial. Although Camp Roberts is not an industrial activity per se, it supports several extensive infrastructures and transportation-related developments that are extensive and deserving of the appellation land use. Industrial land uses at Camp Roberts include Propane Plants Nos. 1 and 2, the wastewater treatment plant (WWTP), the rail sidings on both the main cantonment and the East Garrison, the fuel farm on the main cantonment, and the recycling center northwest of the DOL complex. The industrial designations are unchanged within the proposed land use concept.

Maintenance. Each maintenance compound tends to define a closed compound due to the extensive nature of the vehicle parking required to support maintenance shops and the need for secured enclosures to store high-value vehicles. The maintenance land uses are, therefore, quite definitive, and the individual maintenance shops are closely associated with their respective “neighborhoods.” The OMS #21 and the MATES in particular are powerful anchors that can be used to define new maintenance and support complexes. The land use plan proposes to relocate the OMS #21 compound to a location at the current motor pool in the south-central portion of the cantonment. The MATES complex remains at its current location on the East Garrison, but the designation is expanded to accommodate the projected MATES expansion. The installation maintenance function is located within the DOL complex at the southern end of the main cantonment.

Medical. The Troop Medical Clinic (TMC) is building 4050. The proposed land use plan relocated the TMC to a site southeast of the RTS-M campus, adjacent to the community facilities core.

Open Space. The proposed land use designates a significant number of open space districts. The former 7000 block is designated as an environmental remediation area. An open space designation directly west of Highway 101 is proposed as an open space buffer area and protected drainage area. The Salinas River floodplain and associated habitats are designated as open space in order to protect sensitive environmental resources and to prevent development from encroaching upon unsuitable areas. Finally, a small open space area between the MATES and the airfield in the East Garrison is designated to protect a drainage course.

Outdoor Recreation. The softball diamond located just west of the main gate and a recreation vehicle park now under development in the 7000 block define the main outdoor recreation land uses designated at Camp Roberts. In addition, the proposed land use concept designates an area within the former parade ground as an outdoor recreation district in order to promote a continuous greenbelt within the main cantonment and to provide additional areas for new trails, playing fields, courts, and outdoor training areas.

Supply / Storage. The chief logistics activity at Camp Roberts is the DOL warehousing district at the southern extreme of the main cantonment. The warehouses, rail spurs, loading docks, and open laydown areas define an unmistakable function and offer a clear signal and identity to this activity. The logistics land uses are characterized by a utilitarian orientation, low-density

development pattern, and a close link with transportation modes. This district is unchanged in the proposed land use plan, except for an expansion into the old trailer park area. This expansion is needed to support conveyances entering Camp Roberts for training.

Training / Ranges. The main cantonment is dominated by land uses that support the primary training mission of Camp Roberts. The land uses designated as training / ranges include troop housing, dining, unit maintenance facilities, supply / storage facilities, weapons and ration breakdown buildings, training support facilities, schoolhouse or campus training activities, and associated parking. Camp Roberts supports two main constellations of training: annual training for California Army National Guard troops and other customer agencies and the campus associated with the RTS-M. In addition to these dominant training activities, the Training Support Center (TSC) out of Fort Lewis, Washington operates several facilities that provide training support, such as MILES gear and automated training aids. The TSC is located just north of the DOL complex. These designations remain at the main cantonment; however, their configuration is significantly altered in order to achieve long-range development goals for the installation.

The annual training facilities are based on the battalion blocks that define the gridded development pattern within the main cantonment. The RTS-M campus is a relatively self-contained complex located toward the northern end of the cantonment. The TSC is a compact development at the southern end of the cantonment. An additional training / range designation is located east of the airfield to accommodate a battalion block in support of aviation unit training activities.

Each type of training activity defines a modular development pattern.

Operations. The land use district associated with the operations category consists of a staging area along Washington Street. This area is used to configure vehicles for maneuver and training exercises. Configuration may include fueling, attachment of special training equipment, transfer of personnel and supplies, etc. Additional operational designations include the brigade headquarters located in the south-central part of the cantonment and an overflow area designated for a mobilization contingency area. This area is located south of the main gate and the community facilities core district. The Troop Processing Center function of the MUIC / SRPC is another large operational function. The MUIC / SRPC is proposed to remain in its current location.

Restricted Open Space. The restricted open space designated is only used at the approach and departure ends of the Camp Roberts airfield runway. The intent of this designation is to protect the approach and departure fans from future encroachments while also promoting the notion of protecting the open space adjacent to the Salinas River.

Transient Housing An area is set aside for chargeable billets. The area is located adjacent to the proposed post headquarters land use. The chargeable billets are also located in proximity to the consolidated open mess also located adjacent to the post headquarters.

PROPOSED CIRCULATION PLAN

GENERAL

The proposed transportation plan is coordinated with the proposed land use pattern to effectively transport supplies, equipment, vehicles, and personnel through the cantonment areas. The transportation plan incorporates integrated land uses and various modes of transportation designed to reduce the demand for vehicle trips or vehicle miles traveled (VMT) within the cantonment areas. The focus of transportation modes include conservation of fuel, improving air quality, use of alternative fuels, preserving natural resources, and the quality of the cantonment areas.

PROPOSED ROADWAYS

Due to the proposed redevelopment of the cantonment areas, it has become necessary to construct a roadway system that will be more suitable for the projected increase in operations and population. The plan classifies a hierarchy of streets that provides for efficient traffic flow through the cantonment areas and to surrounding land uses. Roadway classifications consist of primary arterials, collector streets, local streets, and a service loop.

ROADWAY CLASSIFICATIONS

Primary Arterials. This system serves as the principal network for through-traffic flow. Therefore, primary arterial streets should connect areas of principal traffic generation. These streets need to be planned with existing and proposed circulation to provide for collection and distribution of through traffic to and from collector and local streets.

Primary arterials connect the areas of principal traffic generation to facilities on the camp or to collector streets. Collector streets service traffic between primary arterials and local streets with through-traffic connections to other blocks and land uses. Local streets provide direct access to the battalion blocks, administrative land uses, and industrial and training sites. The service loop provides access for military vehicles to the GOV parking and staging area for each battalion block.

Collector Streets. This system includes all distributor and collector streets serving traffic between primary arterial and local streets. Collector streets also include streets used for through traffic within a local area and serve to connect adjacent blocks or land uses. These collector streets interconnect the primary arterial system and provide access for local through-traffic movements within the battalion blocks, administrative land uses, and industrial and training sites.

Local Streets. Included in this system are streets used mainly for direct access to the battalion blocks, administrative land uses, and industrial and training sites. These streets should provide easy access to abutting property and connect with collector streets.

The proposed roadway network is designed to:

- Utilize existing roadways if possible and upgrade deficiencies.
- Establish a well-defined hierarchy of streets.
- Improve the circulation pattern by creating natural links between primary arterials, collector streets, local streets, and the service loop.
- Provide ample capacity for vehicles and non-motorized modes of transportation.
- Create a service loop for military vehicles to support the battalion blocks.

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Figure 3
Proposed Circulation

NONMOTORIZED FORMS OF TRANSPORTATION

This category provides an opportunity to create linkages in the existing transportation system by funding nonmotorized modes of travel within the cantonment areas. The proposed bicycle and pedestrian facilities connect personnel to activity centers, such as the battalion blocks, the armory, administrative centers, and recreational facilities. These human-powered modes can alleviate some of the transportation load.

The plan recognizes that human-powered transport is an essential component of the transportation system. Thus, development of travel facilities for such transportation should be elemental in the planning and development of the transportation system. Aside from sidewalks, little has been done to accommodate pedestrians. Yet pedestrian and bicycle travel can be key elements in reducing motorized travel on the camp. Most bikes and pedestrian routes parallel, cross, or share roadways. Bicyclists and pedestrians often share common facilities and concerns, such as safety, convenience, and comfort.

Efforts to improve bicycling and pedestrian facilities at Camp Roberts should focus on the following objectives:

- Reduce VMT on the cantonment areas by utilizing nonmotorized modes of transportation, such as bicycling and walking. Provide bicycles at each battalion block for use by personnel to reduce the demand for vehicle parking, roadway capacity, and assist the region in obtaining air quality standards.
- Develop bikeways along the proposed roadways to serve activity centers, such as the armory, headquarters buildings, and recreational facilities.
- Provide support facilities in battalion blocks, offices, and other buildings (bicycle racks, showers, and lockers) for nonmotorized transportation modes.
- Create an extensive network of sidewalks that provide the pedestrian increased comfort and safety measures, such as buffering sidewalks from motorized transportation, provisions of shelters, covered walkways, lighting, benches, and design features that allow clear views from and of facilities on the camp.

OTHER CIRCULATION RECOMMENDATIONS

In addition, the master plan recommends Camp Roberts implement the following goals and objectives:

1. Utilize the existing railroad spurs within the cantonment areas to improve movement of supplies, equipment, and vehicles.
2. Control stormwater runoff and reduce potential erosion by curbing and installing stormwater drains on streets.
3. Promote rideshare and other transportation demand strategies to reduce the impact of peak traffic flows on the installation road network and reduce the demand for on-site parking.

4. Additionally, a sound parking program must be incorporated into the transportation plan in order to accommodate parking for the assigned equipment and personnel. The program must determine the relation between supply, use, and demand for parking space and habits of parkers.
5. Establish an alternate truck route down Oregon Avenue.

PROPOSED INFRASTRUCTURE PLAN

PROPOSED INFRASTRUCTURE PLAN

GENERAL

Maneuver Training Center (MTC) Camp Roberts is tasked to provide necessary infrastructure support as part of its installation support mission. Infrastructure support is provided by both commercial vendors as well as the installation itself. Electrical service, telecommunications, and natural gas are provided commercially, while the installation operates all wet utilities (water, sewer, and storm drainage). The installation is responsible for the provision of all on site utility distribution, except for natural gas.

PROPOSED INFRASTRUCTURE CAPACITY / SUMMARY RECOMMENDATIONS

The future growth of the installation will require substantial future infrastructure capacity to support the projected mission. It is unknown at this time whether the required infrastructure support is larger than the capacity required to support the existing installation. It is known that the sheer quantity of facilities that are required to support the mission are far larger in square footage than the installed facility base in place as of this writing. However, modernization of the facilities at Camp Roberts can be assumed to result in significant energy efficiency gains, thus reducing the demand on installation utility systems. The balance between the overall area of installation facilities and the efficiency of energy utilization cannot be properly gauged at this point. Therefore, the impact on infrastructure capacity and available supply cannot be analyzed without further information.

There are neither limitations nor constraints on the future infrastructure capacity that would tend to indicate that the available capacity would limit the performance of the future mission. Commercial supplies are perceived as adequate to support the installation mission. The water and wastewater treatment capacities are also assumed as able of supporting the installation well into the future, as there is surplus capacity in place today.

Assured availability of utility supply focuses the emphasis of the proposed infrastructure plan upon the proposed distribution issues that may impact the future development of Camp Roberts. The issues include:

- Evaluation of phasing and investment issues surrounding the anticipated infrastructure replacement
- Location of utility distribution lines in relation to proposed facilities included within the future development plan

- Location of utility distribution lines in relation to proposed circulation improvements
- Maintenance of utility systems
- Selection of the appropriate infrastructure needed to support critical mission requirements
- Evaluation of long term privatization of the infrastructure networks.

The Camp Roberts Real Property Development Plan (RPDP) makes the following summary recommendations:

- Implement the total replacement of the installation infrastructure.
- Program and phase future infrastructure improvements to tie needed infrastructure to other capital improvements projects that provide mission essential facilities. Future military construction (MILCON) projects should include all necessary infrastructures within the project budgets. In addition, the infrastructure improvements must be phased smartly, in that certain projects may require utility extensions in excess of project specific requirements, in order to upgrade capacity in the most efficient and logical manner.
- The RPDP recommends that the infrastructure upgrades are phased either in association with a specific project, or, as circumstances require, infrastructure projects may be programmed independently in order to upgrade infrastructure in advance of facilities construction. For example, if facilities are developed within the East Garrison to support maintenance and aviation training, then the infrastructure upgrades would need to take into account all of the improvements needed to upgrade infrastructure from the points of connection.
- Align the proposed infrastructure distribution within rights-of-way that are contiguous to the proposed circulation network, with the exception of laterals that are needed to connect to individual buildings. The use of dedicated rights-of-way in a manner similar to private sector business practices, provides the installation with long term advantages; namely, that the use of a designated right-of-way supports the efficient management and maintenance of infrastructure; the use of a distribution configuration that resembles the distribution in the outside community improves the likelihood that privatization initiatives will succeed; and, the simultaneous installation of circulation and infrastructure improvements uses limited project funding more efficiently.
- Ensure that all future infrastructure projects and maintenance actions are undertaken to support the eventual privatization of Camp Roberts utilities.
- Maximize cooperative opportunities and partnerships with regional special districts, private sector interests, and commercial providers of infrastructure to increase available funding, utilize Camp Roberts capacity to its fullest extent, and attract other sources of funding.
- Utilize surplus water and sewer capacity as appropriate to attract privatization ventures, funding sources, or other beneficial exchanges.

The following recommendations are proposed for future infrastructure distribution on a system by system basis.

ELECTRICITY

- Bury all electrical distribution lines within the proposed rights-of-way associated with the proposed circulation improvements.
- Utilize energy management technologies within the new facilities to reduce electrical consumption, such as lighting sensors, efficient fixtures, and energy efficient equipment.

NATURAL GAS

- Cooperate with the private provider of natural gas service to install new natural gas lines within the proposed rights-of-way associated with new circulation improvements.

WATER

- Implement the use of six water wells to provide necessary water supplies.
- Install a water treatment plan (WTP) at an appropriate site to provide full water treatment.
- Install a new water distribution system within the proposed rights-of-way to the extent feasible.
- Implement practical water conservation measures, including the use of low-flow fixtures, use of gray or reclaimed water for irrigation, use of low-water consumption (xeriscape) landscape materials, and implementation of water conservation measures specified in the appropriate plumbing code. These measures are strictly voluntary and should be utilized where water conservation improves mission performance.

SEWER

- Upgrade the digester at the wastewater treatment plant (WWTP).
- Expand the WWTP to maximum design capacity as needed to support the projected mission and required facilities.
- Resolve the sewer distribution issues and install a new sewer line to service the East Garrison.
- Install new sewer lines within the proposed rights-of-way associated with the circulation network.

STORM DRAINAGE

- Utilize a combination of surface and subsurface storm drainage to direct stormwater runoff to the Salinas River.
- Implement a comprehensive program to install oil / water separators within all large impervious areas, such as privately owned vehicle (POV) parking lots, government owned vehicle (GOV) motor pools, open storage / laydown areas, and other point source concentrations of runoff.
- Utilize energy dissipators and retention basins to minimize the potential for erosion during

- high flow events and to control peak runoff flows.
- Surface drainage features should maximize the use of natural drainage patterns and blend into the landscape as much as feasible.
 - Subsurface storm drainage should be installed within the proposed rights-of-way associated with the proposed circulation network.

SOLID WASTE MANAGEMENT

- Maximize the lifespan of the existing sanitary landfill through a combination of recycling, waste reduction, and resource recovery programs.

FUEL STORAGE AND ISSUE

- Relocate the main cantonment fuel storage and issue point to the proposed staging area on Washington Street. All storage tanks shall be either aboveground or fully compliant underground tanks with appropriate containment features.
- Expand the fuel storage capacity at Camp Roberts to accommodate contingency fueling requirements.
- Expand the JP8 storage capacity at both the main cantonment and East Garrison fuel storage and issue complexes.
- Install a 50,000-gallon JP8 storage tank and hot refueling capability at the Camp Roberts Army Airfield to provide ready fueling capabilities for aircraft.
- Continue participation in the United States Army fuel operations capitalization program to increase operational efficiencies.

COMMUNICATIONS

- Install a high capacity telecommunications backbone to serve the main cantonment, East Garrison, and range complexes. Utilize the most advanced data and voice networking technologies available at the time of implementation to provide necessary capacity and maximize connectivity.
- Continue a program of continuous innovation and technological advancement to ensure that the Camp Roberts telecommunication capability is capable of sustaining the installation mission. Maximize network flexibility as appropriate.
- Collocate the telephone and networking switches in a single location to provide operational efficiencies.
- Coordinate the extension and installation of telecommunications infrastructure at the facility level by providing dedicated space within new facilities to support switches, data / voice networking, and cabling internal to the buildings.
- Install the proposed telecommunications lines within the dedicated rights-of-way associated

with the proposed circulation network as much as feasible.

- Extend networking capabilities to tactical bivouac areas to allow units in the field to support tactical networking and distribution of simulations.

CONCLUSION

The proposed infrastructure plan provides overall guidance to Camp Roberts facility managers in order to coordinate infrastructure improvements with the proposed capital facilities needed to perform the mission. Future Camp Roberts infrastructure must be studied further at a technical level in order to efficiently program and phase improvements, develop infrastructure increments in association with new facilities, provide adequate future capacity, and maximize new investments.

The proposed infrastructure plan establishes policies and provides an overview of future utility issues that must be resolved as the redevelopment of the installation is implemented.

The recommended distribution parallels the proposed circulation network and the dedicated rights-of-way associated with new streets. This concept can be used as an organizational tool to manage the construction, maintenance, and eventual privatization of Camp Roberts infrastructure.

FUTURE DEVELOPMENT PLAN

The Camp Roberts future development plan (FDP) shows the project sites associated with both the short-range plan and the long-range development plan (LRDP). The FDP consolidates all the capital improvements projects, proposes project sites in conformance with the proposed land use and circulation concepts, and provides installation master planners and other decision-makers with a ready means to evaluate all proposed projects for conformance with the long-range development concept for the installation.

Table 6 summarizes the short-range plan projects that are included within the FDP. The programmed projects that are slated for completion within the next six fiscal years provide core investments and new anchor facilities that support the ultimate development of the installation.

Table 6
SHORT-RANGE PLAN PROJECTS

Priority	Project #	Project	Fiscal Year	Cost (Fed) (\$000)	Program
14	060071	Ammunition Supply Point	00	6,383	Major
21	060014	Range Control Facility	01	1,250	Major
25	060186	Light Demolition and Engineer Qualification Range	01	700	Major
26	060190	Infantry Squad Battle Course (ISBC)	01	2,000	Major
70	060268	OMS Modification / Alteration	06	2,000	Major
05	060222	Field Latrine / Showers	99	400	Minor
TBD	TBD	Security Lighting and Fencing RTS-M, Main Garrison	00	351	Minor

LONG-RANGE PROJECT INCREMENTS

The following tentative project increments were identified during the kickoff and charrette process. Some of the project increments are specifically validated by facility requirements and identified deficiencies generated from the Tabulation of Existing and Required Facilities (TAB). Other project increments are generated from the basic assumption that all of the existing facilities will require replacement over the long-range timeframe of the RPDP (25 years plus). Project increments are also generated as a result of the anticipated infrastructure capability enhancements identified during the interview process.

All of the listed projects are included in the long-range development plan for the installation. The land use plan and future development plan set aside or reserve the needed land areas to site the projects in a functional manner. The RPDP will phase the identified projects and other capital improvements that may be identified in the future upon completion of the requirements analysis in an orderly manner. The capital improvement plan (CIP) will phase the project increments to address high-priority requirements and an orderly future development for the installation.

It should be noted that the project increments are identified as separate requirements at this time. The increments will be combined into logical projects where collocation or combining certain improvements is sensible. The intent of the project list is to identify required improvements that are needed to ensure continued installation capabilities into the future.

PREVIOUSLY IDENTIFIED PROJECT INCREMENTS

MTC Camp Roberts was included as a focused future development plan (FDP) study area in the *California Army National Guard Real Property Development Plan*. This document is a statewide development plan that developed statewide strategies and real property strategies for all CAARNG installations. MTC Camp Roberts was included in order to address a phased redevelopment of the annual training facilities in the main cantonment through creation of a modular battalion block that would replace the existing World War II “woodies.”

The basic battalion block remains a valid project increment. It is a high-priority project increment within the current long-range development plan. The section below discusses the battalion block and other results that are relevant from the statewide RPDP as these results apply to the current Camp Roberts initiative. The CAARNG RPDP proposed the following project recommendations:

- Implement the selected battalion block concept throughout the 2000, 3000, and 4000 blocks of the Camp Roberts cantonment. Each 600-person increment of the battalion block concept shall include the following mix of facilities:

Shipping / Receiving Facility	3,327 SF
Battalion HQ Building	3,418 SF
Company HQ Building	8,695 SF
Covered Training Area	2,268 SF
AT Enlisted Barracks	60,450 SF
UPH Senior Noncommissioned Officers	14,176 SF
Dining Facility	15,311 SF
UOQ Transient	19,333 SF
Organizational Parking	11,532 SY
Nonorganizational Parking	8,053 SY

- Construct an armory of 30,610 SF with GOV and POV parking to support the units assigned to MTC Camp Roberts.
- Construct a brigade headquarters building of 27,594 SF to support brigade-level exercises.
- Replace OMS #21 with a new facility of 18,600 SF.
- Adapt the battalion block functional diagram provided in the RPDP as needed to suit specific site conditions, force structure, training doctrinal requirements, and specific opportunities, such as community partnership, support of the Active component or other Reserve components, or implementation phasing considerations.

In addition to the previous locations, the Camp Roberts RPDP recommends that one battalion block module of 600 persons is located at the Camp Roberts Airfield to support aviation unit training.

BATTALION BLOCK (600 PERSON) – PREFERRED CONCEPT

The preferred concept essentially groups the headquarters and dining (common) facilities toward the proposed parade ground. The concept sites the required housing types in a development pattern

inspired by the campus quadrangle or town common outside of the main road access. Finally, the GOV parking and support services compound is located toward the periphery of the site, where it is accessible but screened from view.

The current comparison of adequate permanent facilities and facility requirements has generated additional project increments. Real property deficiencies are addressed.

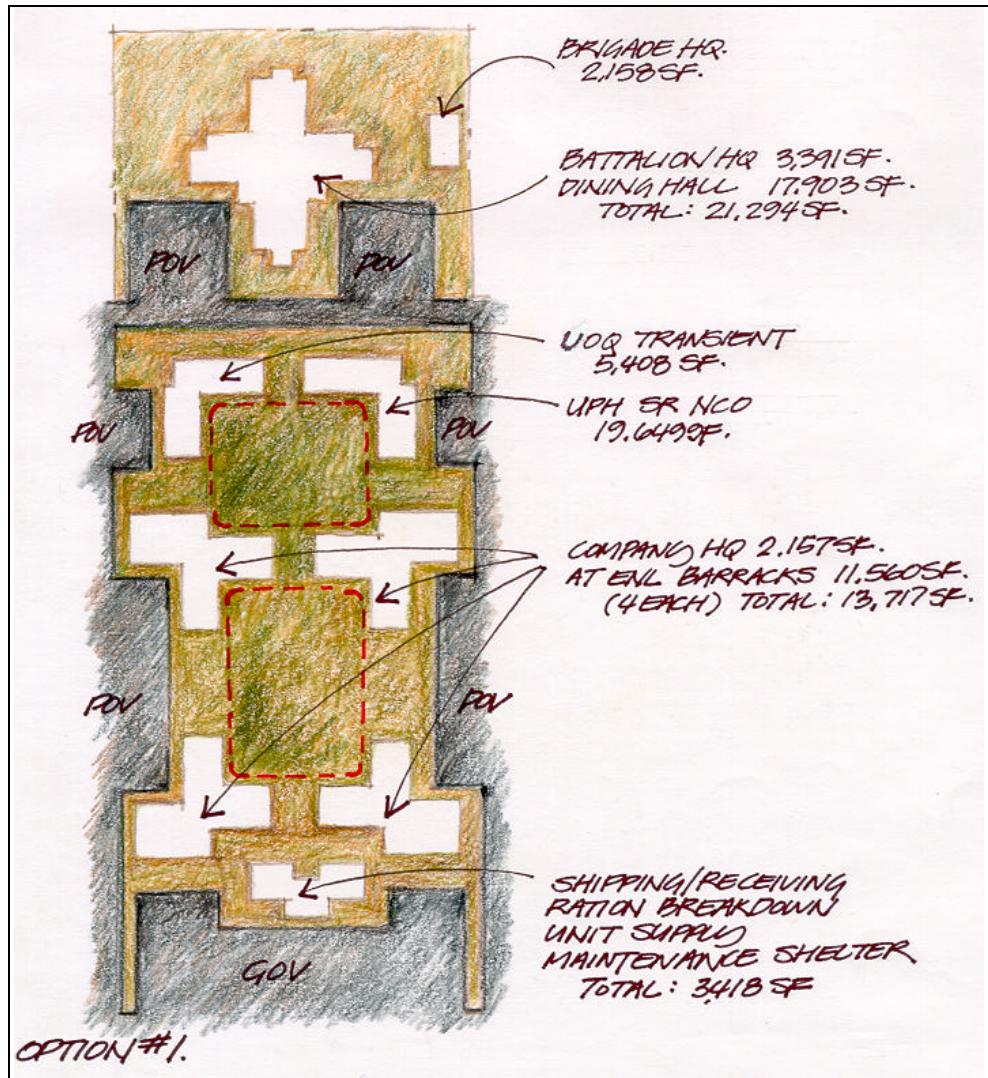


Figure 5
BATTALION BLOCK - PREFERRED CONCEPT

Table 7
LONG-RANGE DEVELOPMENT PLAN PROJECTS

Priority	Project Number	Project Description	Category Code	Scope
Main Cantonment				
1	74001	Facility Reduction Program (2000, 2100, 2200, 2300 blocks)	Various	
2	74002	Battalion Blocks (1,800 Person / 3 Each)-Phase I		
		Shipping / Receiving Facility	14133	9,980 SF
		Battalion HQ Building	14183	10,254 SF
		Company HQ Building	14185	26,085 SF
		Covered Training Area	17129	6,805 SF
		AT Enlisted Barracks	72114	181,350 SF
		UPH Senior Noncommissioned Officers	72170	42,529 SF
		Dining Facility	72210	45,932 SF
		UOQ Transient	72411	57,998 SF
		Organizational Parking	85210	34,596 SY
		Nonorganizational Parking	85215	24,159 SY
3	74003	Facility Reduction Program (4000, 4100, 4200, 4300 blocks)	Various	
4	74004	Battalion Blocks (1,800 Person / 3 Each)-Phase II		
		Shipping / Receiving Facility	14133	9,980 SF
		Battalion HQ Building	14183	10,254 SF
		Company HQ Building	14185	26,085 SF
		Covered Training Area	17129	6,805 SF
		AT Enlisted Barracks	72114	181,350 SF
		UPH Senior Noncommissioned Officers	72170	42,529 SF
		Dining Facility	72210	45,932 SF
		UOQ Transient	72411	57,998 SF
		Organizational Parking	85210	34,596 SY
		Nonorganizational Parking	85215	24,159 SY
23	74005	Facility Reduction Program (5100, 5200, 5300 blocks)	Various	
24	74006	Battalion Blocks (1,800 Person / 3 Each)-Phase III		
		Shipping / Receiving Facility	14133	9,980 SF
		Battalion HQ Building	14183	10,254 SF
		Company HQ Building	14185	26,085 SF
		Covered Training Area	17129	6,805 SF
		AT Enlisted Barracks	72114	181,350 SF
		UPH Senior Noncommissioned Officers	72170	42,529 SF
		Dining Facility	72210	45,932 SF
		UOQ Transient	72411	57,998 SF
		Organizational Parking	85210	34,596 SY
		Nonorganizational Parking	85215	24,159 SY
25	74007	Battalion Blocks (1,200 Person / 2 Each)-Phase IV		
		Shipping / Receiving Facility	14133	6,653 SF
		Battalion HQ Building	14183	6,836 SF
		Company HQ Building	14185	17,390 SF
		Covered Training Area	17129	4,536 SF
		AT Enlisted Barracks	72114	120,900 SF
		UPH Senior Noncommissioned Officers	72170	28,352 SF
		Dining Facility	72210	30,621 SF

Table 7
LONG-RANGE DEVELOPMENT PLAN PROJECTS

Priority	Project Number	Project Description	Category Code	Scope
		UOQ Transient	72411	38,665 SF
		Organizational Parking	85210	23,064 SY
		Nonorganizational Parking	85215	16,106 SY
6	74008	Construct Maintenance Storage Facility (Organizational Maintenance Shop [OMS] #21)	21412	1,900 SF
5		Facility Reduction Program (3000 block)	Various	
7	Various	Facility Reduction Program (6100, 6200, 6300 blocks)	Various	
17	74009	USARSPACE Enlisted UPH	72111	44,770 SF
8	74010	Maneuver Training Center (MTC) Armory	17180	30,610 SF
		Dining Facility	72210	15,311 SF
9	74011	RTS-M Expansion (Phase II)		
		General Instruction Building	17120	18,892 SF
		Maintenance Storage Facility	21412	7,700 SF
		Enlisted UPH	72111	54,390 SF
		Dining Facility	72210	7,940 SF
		Organizational Parking	85210	6,410 SY
22	74012	Post Headquarters		
		General Purpose Administration	61050	37,460 SF
		Communications Center	13120	6,500 SF
		Emergency Operations Center (EOC)	14161	4,784 SF
24	74013	Education Center / Simulation Center	17120	TBD
23	74014	Conference Center	74010	17,200 SF
13	74015	Renovate Building 113, Consolidated Open Mess	74048	17,547 SF
14	74016	Construct Recreation Center	74068	27,800 SF
17	74017	Billets (Chargeable Units)	Various	95,000 SF (est)
29	74018	Replace DOL Warehouses	TBD	TBD
30	74019	DOL Maintenance Facility	21882	TBD
32	74020	Construct Outdoor Recreation Complex		
		Facility Reduction Program (1100,1200, 1300 blocks)		
		Playing Courts	75011	8 EA
		Baseball Field	75020	1 EA
		Multi-Purpose Athletic Field	75022	1 EA
		Running Track	75027	1 EA
		Outdoor Swimming Pool	75030	1 EA
		Jogging / Fitness / Bicycling Trail	75065	1 EA
19	74021	Brigade Headquarters Building	14182	27,594 SF
45	74022	Tactical Training / Improved Bivouac Area	NA	1 EA
TBD	74023	Recreation Vehicle (RV) Park	71310	TBD
34	74024	Troop Processing Center (MUIC / SRPC)	TBD	TBD
33	74025	Billeting / Support Coordination Office	61050	TBD
22	74026	Visitor Center / Security Office	73016	18,460 SF
12	74027	Physical Fitness Center	74028	27,637 SF
21	74028	Construct Public Health / Safety Facility		
		Replace Troop Medical Clinic (TMC)	55010	9,200 SF
		Replace Fire Station	73010	8,400 SF

Table 7
LONG-RANGE DEVELOPMENT PLAN PROJECTS

Priority	Project Number	Project Description	Category Code	Scope
		Main Cantonment Helipad		1 EA
20	74029	Public Works Shops	21910	13,650 SF
31	74030	Unit Maintenance Facility (dedicated, issuable by DOL)	TBD	TBD
44	74031	Museum / Static Display	76010	TBD
		Renovate Museum Facility		
		Construct Static Display		
		Historic Preservation (Various Facilities)		
TBD	74032	Facility Demolition Program	Various	TBD
42	74033	Central Spine / Boulevard	TBD	TBD
43	74034	Service Road Improvements	TBD	TBD
47	74035	South Gate Upgrades: includes freeway access improvements, entry, and landscaping.	TBD	TBD
46	74036	Main Gate Upgrades: includes freeway access improvements, entry, and landscaping.	TBD	TBD
48	74037	North Gate Upgrades: includes freeway access improvements, entry, and landscaping.	TBD	TBD
39	74038	Nacimiento River Bridge	TBD	TBD
38	74039	Install Water Treatment Plant (WTP)	TBD	TBD
40	74040	Tracked Vehicle Washrack	TBD	TBD
49	74041	Installation Telecommunications Upgrades	TBD	TBD
50	74042	Various Infrastructure Upgrades	TBD	TBD
51	74043	Recycling Center	TBD	TBD
15	74044	Staging Area Improvements (Washington Street)		
		Construct Staging Area	Various	TBD
		Replace Fuel Point	TBD	TBD
		MOGAS Storage, Aboveground	12451	80,000 GA
		Diesel Storage, Aboveground	12481	260,000 GA
		Fuel Outlets	TBD	TBD
East Garrison				
16	74045	Camp Roberts MATES Expansion		
		Construct Wheeled Vehicle Shop	21885	14,789 SF
		Construct Maintenance Storage Facility	21412	11,200 SF
		Paved GOV Parking Area	85210	27,586 SY
49	74046	Construct Fuel Storage Tanks		
		MOGAS Storage Aboveground	12451	5,000 GA
		Diesel Fuel Storage Aboveground	12481	25,000 GA
TBD	TBD	Controlled Humidity Preservation (CHP) Warehouses – Phase I	44262	TBD
41	74047	Controlled Humidity Preservation (CHP) Warehouses – Phase II	44262	TBD
10	74048	Camp Roberts Airfield Improvements		
		Rotary-Wing Runway Surfaced	11120	TBD
		Rotary-Wing Taxiway Surfaced	11221	TBD
		Rotary-Wing Parking Apron	11320	118,628 SY
		Hangar Access Apron, Surfaced	11340	TBD
		JP8 Storage Tank	12481	50,000 GA

Table 7
LONG-RANGE DEVELOPMENT PLAN PROJECTS

Priority	Project Number	Project Description	Category Code	Scope
		Airfield Operations Building	14110	2,310 SF
		Aircraft Maintenance Hangar	21110	57,900 SF
		Aircraft Rescue Fire Fighting Station	73010	3,000 SF
11	74049	Construct Battalion Block		
		Shipping / Receiving Facility	14133	3,327 SF
		Battalion HQ Building	14183	3,418 SF
		Company HQ Building	14185	8,695 SF
		Covered Training Area	17129	2,268 SF
		UPH Senior Noncommissioned Officers	72170	14,176 SF
		Dining Facility	72210	15,311 SF
		UOQ Transient	72411	19,333 SF
		Organizational Parking	85210	11,532 SY
		Nonorganizational Parking	85215	8,053 SY
36	74050	Tracked Vehicle Access Route: from MATES to maneuver areas.	TBD	TBD
35	74051	Salinas River Bridge	TBD	TBD
37	74052	Wastewater Treatment Plant (WWTP) Upgrades	TBD	TBD

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Figure 6
Future Development Plan

PHASING. Table 8 summarizes the long-range development plan phasing program. The purpose of the phasing program is to illustrate the sequence of projects that are dependent upon the completion of other actions prior to construction. These actions could include facility reductions, site remediation, completion of circulation improvements, or extension of infrastructure capacity to a given location on the installation.

The phasing program also lists the tentative fiscal year and current working estimate (CWE) for each project increment. Finally, the phasing program indicates what funding programs may be suitable for implementing any given project increment.

Table 8
LONG-RANGE DEVELOPMENT PLAN PHASING / SEQUENCING

Sequence	Project Number	Project Description	Fiscal Year	CWE ^a \$(000)	Program
Main Cantonment					
1	74001	Facility Demolition Program (2000, 2100, 2200, 2300 blocks)	2001	TBD	RPOM
NA	--	Replace Landfill	2002	TBD	TBD
2	74002	Battalion Blocks (1,800 Person / 3 Each)-Phase I	2006	TBD	Major
3	74003	Facility Demolition Program (4000, 4100, 4200, 4300 blocks)	2007	82,680	RPOM
4	74004	Battalion Blocks (1,800 Person / 3 Each)-Phase II	2007	84,434	Major
	74005	Facility Demolition Program (5100, 5200, 5300 blocks)	2016	TBD	RPOM
	74006	Battalion Blocks (1,800 Person / 3 Each)-Phase III	2016	102,911	Major
	74007	Battalion Blocks (1,200 Person / 2 Each)-Phase IV	2017	70,178	Major
5, 6	74008	Construct Maintenance Storage Facility (Organizational Maintenance Shop [OMS] #21)	2008	186	Minor
11	74009	USARSPACE Enlisted UPH	2011	10,181	Major
7, 8	74010	Maneuver Training Center (MTC) Armory	2008	7,202	Major
9	74011	RTS-M Expansion (Phase II)	2008	18,388	Major
12	74012	Post Headquarters	2013	12,155	Major
NA	74013	Education Center / Simulation Center	2014	TBD	Major
10	74014	Conference Center	2014	4,132	Major, NAF, Priv
NA	74015	Renovate Building 113, Consolidated Open Mess	2010	3,570	RPOM
16	74016	Construct Recreation Center	2010	4,958	Major, NAF, Priv
13	74017	Billets (Chargeable Units)	2012	22,080	Major, NAF, Priv
NA	74018	Replace DOL Warehouses	2018	TBD	Major
NA	74019	DOL Maintenance Facility	2018	TBD	Major
15	74020	Construct Outdoor Recreation Complex	2019	TBD	NAF, Minor
NA	74021	Brigade Headquarters Building	2012	7,096	Major
NA	74022	Tactical Training / Improved Bivouac Area	2023	TBD	Minor
NA	74023	Recreation Vehicle (RV) Park	TBD	TBD	NAF, Minor
NA	74024	Troop Processing Center (MUIC / SRPC)	2020	TBD	Major
NA	74025	Billeting / Support Coordination Office	2019	TBD	Minor
NA	74026	Visitor Center / Security Office	2013	4,487	Major

Table 8
LONG-RANGE DEVELOPMENT PLAN PHASING / SEQUENCING

Sequence	Project Number	Project Description	Fiscal Year	CWE (000)	Program
14	74027	Physical Fitness Center			Major, NAF, Priv
NA	74028	Construct Public Health / Safety Facility	2013	4,592	Major
NA	74029	Public Works Shops / Facility Engineering	2013	2,740	Major
NA	74030	Unit Maintenance Facility (dedicated, issuable by DOL)	2018	TBD	Major
NA	74031	Museum / Static Display	2023	TBD	Minor, Priv
NA	74032	Facility Demolition Program	Ongoing	TBD	RPOM
2, 4	74033	Central Spine / Boulevard	Ongoing	TBD	Major
2, 4	74034	Service Road Improvements	Ongoing	TBD	Major
NA	74035	South Gate Upgrades: includes freeway access improvements, entry, and landscaping.	Ongoing	TBD	Minor
NA	74036	Main Gate Upgrades: includes freeway access improvements, entry, and landscaping.	2024	TBD	Minor
NA	74037	North Gate Upgrades: includes freeway access improvements, entry, and landscaping.	2024	TBD	Minor
NA	74038	Nacimiento River Bridge	2022	TBD	Major
NA	74039	Install Water Treatment Plant (WTP)	2021	TBD	Major
NA	74040	Tracked Vehicle Washrack	2022	TBD	Minor
NA	74041	Installation Telecommunications Upgrades	Ongoing	TBD	Major
NA	74042	Various Infrastructure Upgrades	Ongoing	TBD	Major
NA	74043	Recycling Center	2024	TBD	Minor
4	74044	Staging Area Improvements (Washington Street) Relocate Fuel Storage and Issue Point	2011	TBD	Major
East Garrison					
4	74045	Camp Roberts MATES Expansion	2011	4,239	Major
8	74046	Construct Fuel Storage Tanks	2024	208	Major
3	Tbd	Controlled Humidity Preservation (CHP) Warehouses – Phase I	TBD	TBD	Minor
7	74047	Controlled Humidity Preservation (CHP) Warehouses – Phase II	2023	TBD	Minor
1	74048	Camp Roberts Airfield Improvements	2009	20,776	Major
2	74049	Construct Battalion Block	2009	10,229	Major
6	74050	Tracked Vehicle Access Route: from MATES to maneuver areas.	2020	TBD	Major
5	74051	Salinas River Bridge	2020	TBD	Major
NA	74052	Wastewater Treatment Plant (WWTP) Upgrades	2021	TBD	Major

^a Cost equals current working estimate (CWE) for total project cost.

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Figure 7
Long-Range Development Plan

SUMMARY RECOMMENDATIONS OF THE LONG-RANGE COMPONENT

Implement the recommendations contained within each of the sections of the Long-Range Component (LRC), with emphasis on the long-range development plan (LRDP) project increments and programming priorities.

Consolidate the Camp Roberts installation within the jurisdiction of San Luis Obispo County by participating in an annexation / de-annexation process with the Local Agency Formation Commission (LAFCO). Implement a sphere of influence study if needed to achieve the consolidation objective.

Manage the installation real estate in an environmentally sensitive and responsible manner. Designate natural habitats and other environmentally suitable areas as natural resource conservation areas.

Continue the aggressive facility reduction program in order to create vacant and remediated project sites for high-priority capital improvements projects.

Market Camp Roberts capabilities to potential customers in order to attract funding and partnership opportunities.

Maximize partnerships with other governmental entities, especially installation tenants, and the local community in order to attract a wider funding base and to make maximum use of scarce funding resources.

Coordinate real property planning and programming with supported tenants in order to extend installation capabilities and provide efficient project expenditures.

Reduce real property operations and maintenance (RPOM) expenditures by eliminating non-mission related facilities as quickly as feasible without compromising installation capabilities.

Focus future project investments on core mission capabilities: annual training, airfield operations, training support facilities, installation support facilities, vehicle maintenance, dining, troop housing, and community facilities.

Develop the installation consistent with the design and image recommendations contained within the Installation Design Guide (IDG).

Maintain land use compatibility between training and support functions.